

SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

Recorded Under A.E. No. 9109121107

Records of King County, Washington

FOR PLAT OF EASTWOOD FOREST HOMEOWNERS' ASSOCIATION

This Second Amendment is to the Declaration of Covenants, Conditions and Restrictions recorded under King County, Washington, Recorder's File No. 9109121107 (hereafter referred to either as the "Declaration" or as the "Covenants, Conditions and Restrictions"). This Amendment is applicable to all of the real property subject to the Declaration, which property includes the entire plat of Eastwood Forest, Lots 1 through 204, inclusive, together with all common areas within said plat, which plat is of the real property legally described on Exhibit "A" of said Declaration.

WHEREAS, the undersigned, NOVASTAR ENTERPRISES INC., is the owner of all of the real property described herein, and is therefore the owner of more than 51 percent of the lots within the property subject to the Declaration;

AND WHEREAS, the undersigned, NOVASTAR ENTERPRISES INC., also is the Declarant as set forth in the original Covenants, Conditions and Restrictions as recorded under Auditor's File No. 9109121107, and consents to the amendments set forth below;

NOW THEREFORE, the undersigned, NOVASTAR ENTERPRISES INC., as authorized by Article XVI, Section 2 of the Declaration, does hereby make the following Amendments to the original Covenants, Conditions and Restrictions. The following Amendments shall become and are hereby made a part of all conveyances of Lots 1 through 204, inclusive, within the plat of Eastwood Forest. The Covenants, Conditions and Restrictions, as amended by this Second Amendment, shall by reference, become a part of any such conveyances of lots within the plat of Eastwood Forest and shall apply to those conveyances as fully and with the same effect as if the Covenants, Conditions and Restrictions and this Second Amendment were set forth in the conveyances of lots within Eastwood Forest.

The Covenants, Conditions and Restrictions are amended as set forth below:

1. For Lots 94 through 202 inclusive, the provisions and restrictions set forth in Article XIII, Section 1 of the Declaration shall be modified to allow "T-111" type wood siding consistent with the restrictions that apply to Lots 1 through 93 inclusive. In no event shall this reduced standard apply to any wall of a residence which faces onto a public right-of-way. All street side walls must be re-sawn wood or LP-type siding.

AMENDMENTS TO RUN WITH THE LAND

The foregoing Amendments to the Declaration contained in this Second Amendment shall (1) for all purposes be and are hereby made fully a part of the original Covenants, Conditions and Restrictions for Eastwood Forest Homeowners' Association as recorded under King County Recorder's File No. 9109121107, and (2) shall run with the land described in said Declaration, including, but not limited to, all of the lots within the plat of Eastwood Forest, and shall be binding on all parties who shall be or shall

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becomes the owner of any of the said lots. The provisions of the Declaration, as amended by this Second Amendment, are for the benefit of the current and future owners of any lots or building sites on said plat. The Declaration as amended by this Second Amendment, is intended and designed for the purpose of keeping said lots desirable, uniform and suitable in architectural design and use. All property described on the attached Exhibit "A" to the Declaration, including but not limited to, all lots within the plat of Eastwood Forest, shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions and Restrictions as recorded under King County Recorder's Receiving No. 9109121107 and as subsequently amended.

IN WITNESS WHEREOF, we have set our hands and seals this 20th day of February 1992.

NOVASTAR ENTERPRISES INC.

BY: 

Thomas A. Barghausen, President

STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas A. Barghausen signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Novastar Enterprises Inc. to be the free and voluntary act of each part for the uses and purposes mentioned in the instrument.

Date: 2-21-92

Signature of
Notary Public



